

SENIORS' HOUSING REPORT

Atlantic Region



CANADA MORTGAGE AND HOUSING CORPORATION

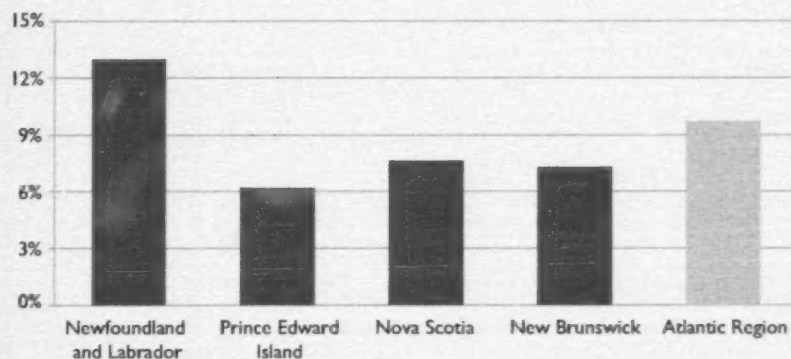
Date Released: 2016

Highlights

- The overall vacancy rate for standard spaces was 9.7 per cent in Atlantic Canada.
- Provincial vacancy rates were lowest in Prince Edward Island and highest in Newfoundland and Labrador.
- One bedroom standard spaces were the most common type of unit in most Atlantic provinces.
- Nova Scotia reported the highest average rent for a one bedroom standard space at \$2,929.

Figure 1

Vacancy Rates in Atlantic Canada – 2016
Standard Spaces, Vacancy Rates %



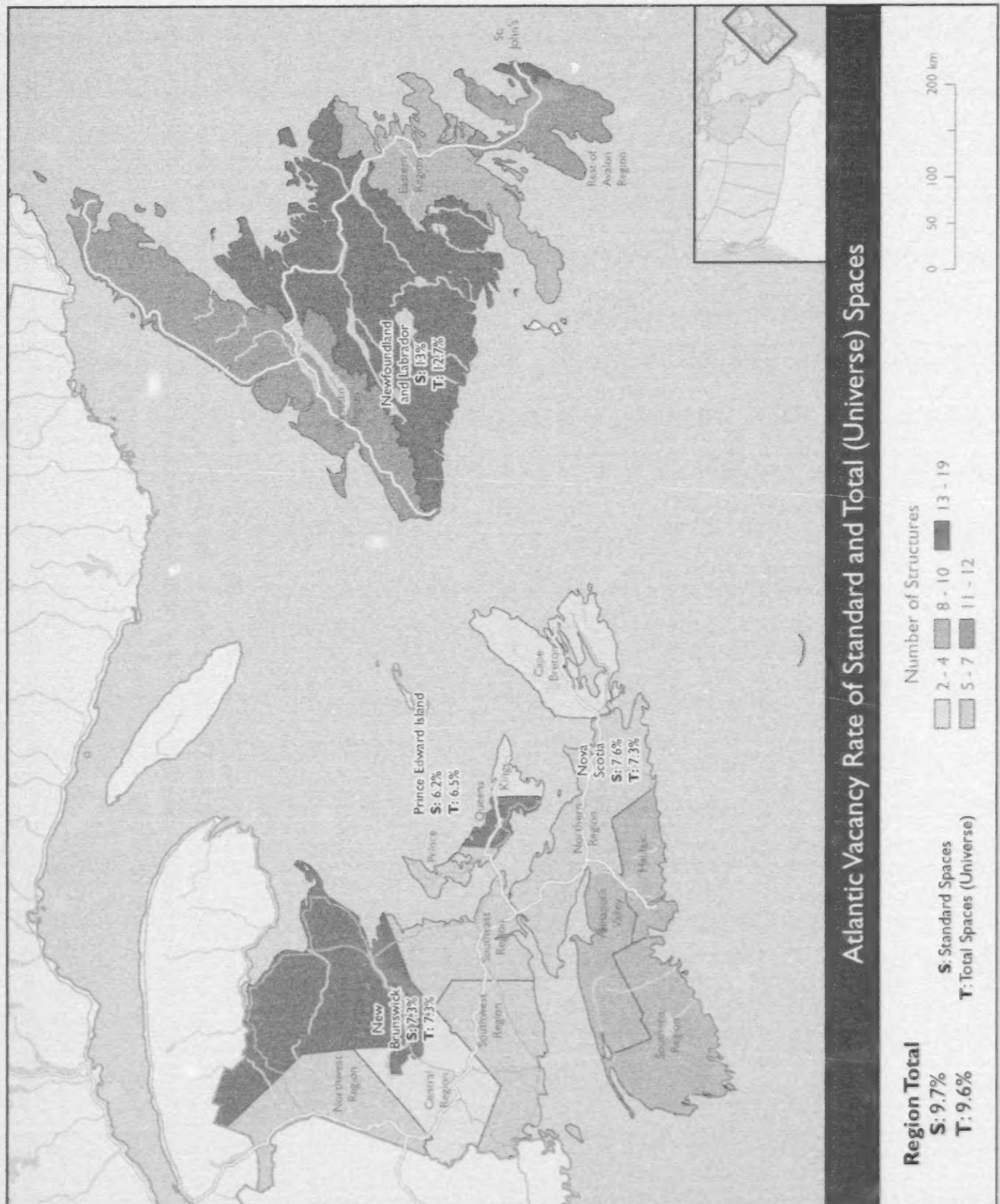
Source: CMHC 2016 Seniors' Housing Survey

Table of Contents

- I Highlights
- 3 Vacancy Rates
- 4 Average Rents
- 6 Spotlight
- 7 Data Tables
- 14 Methodology
- 15 Definitions
- 16 CMHC – Home to Canadians

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.



Vacancy Rates

Vacancy Rates in Atlantic Canada

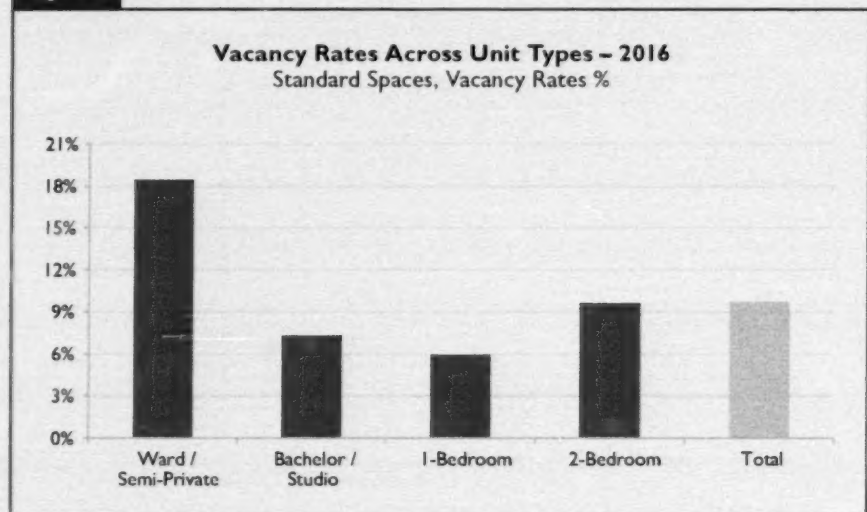
According to the results from Canada Mortgage and Housing Corporation's (CMHC) 2016 Seniors' Housing Market Survey, the overall vacancy rate for standard spaces across Atlantic Canada was 9.7 per cent¹. Standard spaces are found in residences with more than five units where the majority of the residents are aged 65 years or older, on-site meal services are offered, and the residents receive less than 1.5 hours of health care per day.²

One Bedroom Units in Demand across Atlantic Canada

Vacancy rates for standard spaces varied across the four Atlantic provinces in 2016. Prince Edward Island reported the lowest overall vacancy rate at 6.2 per cent, while Newfoundland and Labrador had the highest at 13.0 per cent. Vacancy rates in Nova Scotia and New Brunswick were close to one another at 7.6 per cent and 7.3 per cent respectively.

Among the different bedroom types in seniors' residences, ward/semi-private units in Atlantic Canada saw the highest vacancy rate at 18.4 per cent. This vacancy rate was largely shaped by the structure of Newfoundland and Labrador's standard space universe. Newfoundland and Labrador is home to four-fifths of the total universe of ward/semi-private units, units that have a vacancy rate of 21.1 per cent. Prince Edward Island has the second

Figure 2



Source: CMHC 2016 Seniors' Housing Survey

largest number of ward/semi-private units, making up 15.7 per cent of the universe, and the lowest vacancy rate at 6.8 per cent for this type of standard space.

On the contrary, one bedroom units reported the lowest vacancy rate amongst all types of standard spaces. The vacancy rate for one bedroom standard spaces in Atlantic Canada was 5.9 per cent. These units make up the largest segment of Atlantic Canada's universe of standard spaces, representing nearly half of all spaces. Vacancy rates for one bedroom units varied by province, ranging from a high of 7.1 per cent in New Brunswick to a low of 2.3 per cent in Prince Edward Island.

Vacancy Rates in Nova Scotia

Similar to the aggregate Atlantic region, one bedroom units are the most common standard space in Nova Scotia, making up nearly

two-thirds of the province's standard spaces. These units carry the lowest vacancy rate at 5.3 per cent and higher average rent levels of \$2,929. The combination of a lower vacancy rate and a higher rent reflects a strong preference for these units by Nova Scotian seniors.

Vacancy Rates in Newfoundland and Labrador

Seniors in Newfoundland and Labrador also prefer one bedroom standard spaces, despite ward/semi-private units making up nearly half of all standard spaces. Vacancy rates for one bedroom units are considerably lower at 6.1 per cent than the 21.1 per cent vacancy rate for ward/semi-private units. Financial considerations may play a part in the structure of the standard space universe, as seniors in Newfoundland and Labrador have the lowest average income³

¹ Enhanced efforts to better align local market terminology with survey definitions in Atlantic Canada resulted in a structural shift of the survey universe for 2016. As a result, year-over-year survey results are not comparable.

² CMHC's survey excludes standard spaces that do not offer on-site meal services.

amongst the four Atlantic provinces and ward/semi-private units have the lowest average rents in the province. That being said, seniors requiring lower levels of care will still place significant value on their independence and privacy. This is likely why one bedroom standard suites carry a lower vacancy rate than ward/semi-private units.

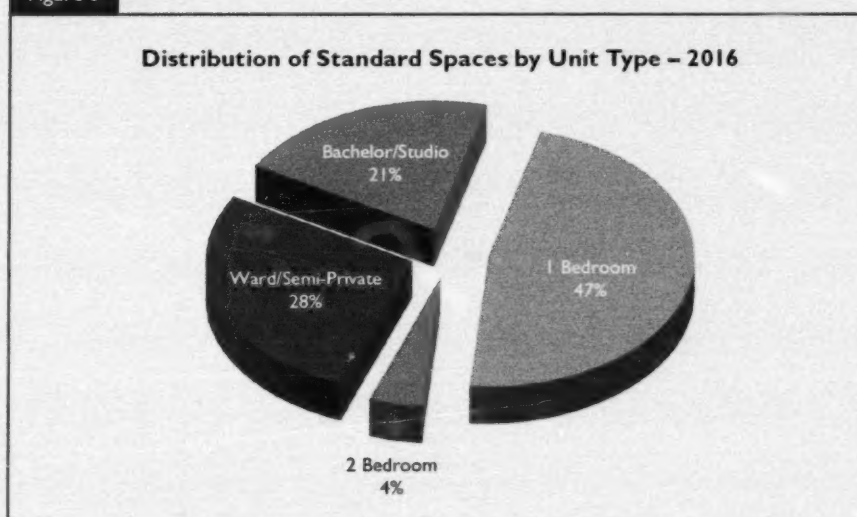
Vacancy Rates in Prince Edward Island

The universe of standard spaces in Prince Edward Island are distributed fairly evenly across most unit types. Standard spaces with two or more bedrooms are the exception to this trend and represent the smallest segment of Prince Edward Island's standard space universe. One bedroom standard spaces carry the lowest vacancy rate in the province and is the lowest vacancy rate for one bedroom units amongst the four provinces.

Vacancy Rates in New Brunswick

In New Brunswick, vacancy rates are lowest for standard spaces with two or more bedrooms at 5.6 per cent. This unit type, however, represents the smallest segment of the universe. There were only 44 units with two or more bedrooms out of a universe of 1,496 standard spaces. By large the most common type of standard space is the one bedroom unit, representing more than two-thirds of the total universe of standard spaces in New Brunswick. One bedroom units carried a vacancy rate of 7.1 per cent, which is close to the overall provincial average.

Figure 3



Source: CMHC 2016 Seniors' Housing Survey

Average Rents

Average Rents in Atlantic Canada

The rent charged for seniors' standard spaces for all types of units across Atlantic Canada averaged \$2,523 per month in 2016. The additional services and amenities provided to residents contribute to the higher rents collected by seniors' residences, as compared with accommodations offered by the traditional purpose built rental market. Average rents ranged from \$2,264 per month for a ward/semi-private unit to \$2,860 for a unit with two or more bedrooms.

Average Rents in Nova Scotia

Nova Scotia reported the highest overall average rent level in Atlantic Canada at \$2,867. It also had the highest rent levels for nearly every type of standard space. The exception

to this trend was for spaces with two or more bedrooms, which reported the lowest average rent level for this type of unit in Atlantic Canada. Ward/semi-private units were the most expensive type of standard space in Nova Scotia, renting for \$3,249 on average. Overall, nearly three quarters of all standard spaces in Nova Scotia rent for more than \$2,500.

Average Rents in New Brunswick

On the opposite end of the spectrum, the lowest overall average rent for standard spaces was found in New Brunswick. The bulk of New Brunswick's standard spaces are bachelor/studio and one bedroom units, both of which share the provincial trend of being the lowest priced in Atlantic Canada. The average rent for these units are very close to one another, coming in at \$2,238 for bachelor/studio units and \$2,226 for one bedroom units.

³ Statistics Canada, Table 2006-0001 – Canadian Income Survey (CIS).

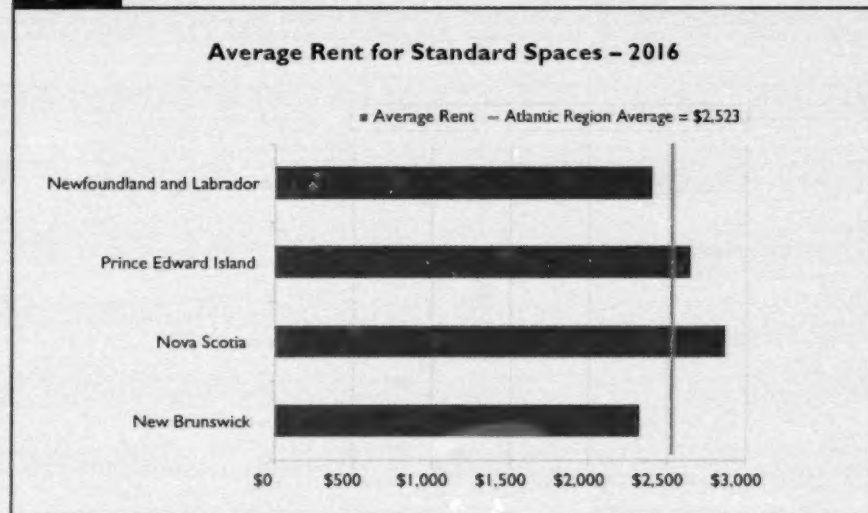
Average Rents in Newfoundland and Labrador

In Newfoundland and Labrador, ward/semi-private units carried an average rent of \$2,216 per month, the lowest amongst the four Atlantic provinces for this type of unit. One bedroom units, which are the second most common type of standard space rented for \$2,589 on average. Despite the natural variability within average rent levels between unit types, nearly all standard spaces rented for \$2,000 or more in Newfoundland and Labrador.

Average Rents in Prince Edward Island

Overall average rent in Prince Edward Island tend to run on the higher side of the regional average for the Atlantic provinces. However, this trend is not consistent across all bedroom types. For example, bachelor/studio and one bedroom rents are above average, while rents for ward/semi-private units are not. Although Prince Edward Island is not the least expensive province for standard spaces, it does provide the largest proportion of units in the lower end of the rent ranges. Specifically, one-third of all standard spaces have rents below \$2,000 in

Figure 4



Source: CMHC 2016 Seniors' Housing Survey

Prince Edward Island, where as all other provinces have less than 20.0 per cent of their standard spaces that rent within this space.

Services and Amenities

Unlike conventional purpose-built rental accommodations, seniors' facilities often provide a variety of amenities in addition to heat and electricity. Amenities that are common to seniors' residences across all provinces include internet, phone, 24-hour call bell, and transportation services. As some level of care is provided in these residences, many

provinces also provide on-site medical services. Newfoundland and Labrador is the exception, where it is less common for residences to offer on-site medical services. An onsite registered nurse is an additional layer of medical support that is commonly provided to seniors' in Prince Edward Island. These amenities, however, come at a cost. Seniors' residences that provide a greater variety of amenities often charge a higher rent.

Spotlight...

Seniors to See Growth in Housing Options

Atlantic Canada is known for having Canada's fastest aging population. In 2016, nearly 1 in 5 Atlantic Canadians was 65 years or older⁴. Statistics Canada estimates that by 2026, this number would rise to approximately 1 in 3. This means that expectations for growth in the seniors' population greatly exceeds that for the overall population of Atlantic Canada.

A number of factors influence seniors' decision to move from their private home to a seniors' residence, such as those captured units within CMHC's Seniors' Housing Survey. Health status is one of the primary reasons seniors move into a facility as they typically offer the assistance needed to cope with day-to-day functioning. Other factors that influence seniors' decision to move include age, income, education, marital status, living arrangements, and the presence of home adaptations. Seniors are more likely to move if they are older, have low income or education levels, are single, separated or divorced, or live alone⁵. According to the 2011 Census, 4.2 per cent of seniors were living with family while nearly a quarter of them were living alone.

In addition, the policies and programs in the seniors' province of residence may also influence their decision to move. There is strong evidence

of this within the 2016 Seniors' Housing Market Survey results. The capture rate, which proxies the proportion of seniors living in seniors' residences, varies amongst the four Atlantic provinces. Capture rates tend to be higher in the provinces where subsidies are provided to qualified lower-income seniors who need assistance with daily living. This is the case for Newfoundland and Labrador and Prince Edward Island, where the capture rates are 8.6 per cent and 8.3 per cent respectively. Conversely, capture rates are lower in provinces that provide incentives that help seniors remain in their private dwelling. Some examples of these initiatives include New Brunswick's Seniors' Home Renovation Tax Credit and Nova Scotia's Home Care program. The capture rate was 2.7 per cent in New Brunswick and 2.0 per cent in Nova Scotia.

While the vast majority of seniors lived in private dwellings at the time of the 2011 Census, collective dwellings⁶ were the place of residence for 6.8 per cent of Atlantic Canadian seniors. Within this space, nursing homes house nearly two-thirds of all seniors⁷. The units captured by CMHC's Seniors Housing Survey fall under this category of collective dwellings as well, with seniors in standard spaces representing approximately one-fifth of seniors living in collective dwellings.

Needless to say, there are a variety of housing options available to seniors. This spectrum of housing options will undoubtedly expand with this continued demographic shift. For example, in British Columbia campuses of care are growing in popularity. This seniors' housing model promotes the ability of seniors to age in a single seniors' residence alongside a spouse or friend whose level of care may progress at a different pace than their own. Another example comes from Calgary where they are investigating the possibility of developing laneway homes⁸. These homes are meant to help seniors age in their communities by incorporating built-in medical technology, such as heart rate monitors and dialysis machines. On Prince Edward Island groups are discussing seniors co-housing⁹. The co-housing model provides residents privacy and the benefits of community by co-sharing for each other.

⁴ Statistics Canada Publication 91-520-X (Population Projections for Canada, Provinces and Territories) – Table 11.

⁵ CMHC, Research Highlight: Environment Scan on Canadian Seniors' Transitions to Special Care Facilities, October 2013.

⁶ Collective dwellings include health care facilities, correctional and penal institutions, shelters/group homes, service collective dwellings (hotels, motels, rooming houses), religious establishments, and Hutterite colonies.

⁷ Nursing homes typically offer more than 1.5 hours of care to all residents, thereby making them ineligible for the Seniors' Housing Market Survey.

⁸ University of Calgary, <https://www.ucalgary.ca/utoday/issue/2015-04-29/evds-student-project-uses-design-help-seniors-age-place>

⁹ PEI Senior Cohousing, <http://www.peiseniorcohousing.com/>

TABLES INCLUDED IN THE ATLANTIC REGION SENIORS' HOUSING REPORT

Standard Tables	Page
1.1 Vacancy Rates (%) of Standard Spaces by Unit Type	8
1.2 Vacancy Rates of Standard Spaces (%) by Rent Range (\$)	8
1.4 Universe, Number of Residents Living in Universe and Capture Rate (%)	9
2.1 Universe of Total Spaces by Unit Type	10
2.2 Universe by Unit Type	10
2.3 Universe of Standard Spaces by Rent Range (\$)	11
2.4 Proportion (%) of Structures where Select Services are Available by Structure Size	11
2.5 Proportion (%) of Structures with Access to Selected Amenities by Structure Size	12
3.1 Average Rent (\$) of Standard Spaces by Unit Type	13

1.1 Vacancy Rates (%) of Standard Spaces by Unit Type Atlantic Region

Province	Ward/Semi-Private		Bachelor		One Bedroom		Two Bedroom		Total	
	2015	2016	2015	2016	2015	2016	2015	2016	2015	2016
Newfoundland and Labrador	16.0	21.1	**	3.2	3.9	6.1	**	**	8.5	13.0
Prince Edward Island	**	6.8	**	8.4	**	2.3	**	**	**	6.2
Nova Scotia	**	10.0	12.5	10.5	6.1	5.3	3.2	12.5	7.9	7.6
New Brunswick	**	10.7	**	7.9	**	7.1	**	5.6	**	7.3
Atlantic Region	**	18.4	12.5	7.3	8.1	5.9	1.3	9.6	9.3	9.7

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care).

1.2 Vacancy Rates (%) of Standard Spaces by Rent Range (\$) Atlantic Region

Province	Less than \$1,500		\$1,500 - \$1,999		\$2,000 - \$2,499		\$2,500 and more		Total where rents are known	
	2015	2016	2015	2016	2015	2016	2015	2016	2015	2016
Newfoundland and Labrador	**	**	17.3	**	**	15.7	3.2	2.9	8.5	13.2
Prince Edward Island	**	**	**	5.6	**	12.8	**	5.3	**	6.9
Nova Scotia	5.4	13.1	10.4	7.5	3.6	5.5	8.2	6.7	7.9	7.5
New Brunswick	3.8	13.0	**	**	**	9.3	18.2	9.3	**	10.0
Atlantic Region	3.9	13.1	**	6.9	**	14.5	8.9	5.9	9.3	10.6

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care). Second person extra charge is also excluded from the calculation.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** : Suppressed for confidentiality/statistical reliability - : A zero count or no Universe

1.4 Universe, Number of Residents Living in Universe and Capture Rate (%)**Atlantic Region**

Province	Total Number of Spaces	Overall Vacancy Rate		Number of Residences	Number of Residents	Estimated Population Aged 75+ ¹	Capture Rate ² (%)
		2015	2016				
Newfoundland and Labrador	3,645	11.9	12.7	69	3,265	38,100	8.6
Avalon Region	1,629	11.2	9.2	30	1,532		
Central & Eastern Region	1,371	15.8	16.2	27	1,170		
Labrador & Western Region	645	4.2	14.3	12	563		
Prince Edward Island	1,210	9.4	6.5	28	1,150	13,916	8.3
Kings & Prince County	423	10.2	5.0	11	403		
Queens	787	**	7.4	17	747		
Nova Scotia	1,544	7.7	7.3	37	1,545	77,200	2.0
Halifax	687	10.3	3.5	10	712		
Northern NS & Cape Breton	363	1.9	11.3	8	345		
Southern NS & Annapolis Valley	494	8.4	9.7	19	488		
New Brunswick	1,771	9.9	7.3	36	1,670	62,100	2.7
Northwest, Northeast & Central Region	784	**	12.5	24	701		
Southwest & Southeast Region	987	**	3.2	12	**		
Atlantic Region	8,170	10.0	9.6	170	7,630	191,316	4.0

¹ Sources: Statistics Canada Publication 91-520-X (Population Projections for Canada, Provinces, and Territories) - Table 11

² The capture rate is the proportion of the population aged 75 and over living in the survey universe.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** : Suppressed for confidentiality/statistical reliability - : A zero count or no Universe

2.1 Universe of Total Spaces by Unit Type**Atlantic Region**

Province	Ward/Semi Private	Bachelor/Studio	One Bedroom	Two Bedroom +	Total
Newfoundland and Labrador	1,720	439	1,444	42	3,645
Prince Edward Island	372	502	307	29	1,210
Nova Scotia	50	350	928	216	1,544
New Brunswick	74	361	1,231	105	1,771
Atlantic Region	2,216	1,652	3,910	392	8,170

2.2 Universe by Unit Type**Atlantic Region**

Province	Ward/Semi Private	Bachelor/Studio	One Bedroom	Two Bedroom +	Total
Newfoundland and Labrador	1,720	439	1,444	42	3,645
Standard Spaces	1,720	435	1,390	35	3,580
Non-Standard Spaces	-	4	54	7	65
Unknown Spaces	-	-	-	-	-
Prince Edward Island	372	502	307	29	1,210
Standard Spaces	338	502	299	29	1,168
Non-Standard Spaces	34	-	8	-	42
Unknown Spaces	-	-	-	-	-
Nova Scotia	50	350	928	216	1,544
Standard Spaces	20	332	928	216	1,496
Non-Standard Spaces	30	18	-	-	48
Unknown Spaces	-	-	-	-	-
New Brunswick	74	361	1,231	105	1,771
Standard Spaces	72	334	1,046	44	1,496
Non-Standard Spaces	-	-	-	-	-
Unknown Spaces	2	27	185	61	275
Atlantic Region	2,216	1,652	3,910	392	8,170
Standard Spaces	2,150	1,603	3,663	324	7,740
Non-Standard Spaces	64	22	62	7	155
Unknown Spaces	2	27	185	61	275

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

*: Suppressed for confidentiality/statistical reliability -: A zero count or no Universe

2.3 Universe of Standard Spaces and Rent Range (\$)**Atlantic Region**

Province	Less than \$1,500	\$1,500 - \$1,999	\$2,000 - \$2,499	\$2,500 +
	% of Total ¹	% of Total ¹	% of Total ¹	% of Total ¹
Newfoundland and Labrador	**	0.7	78.8	20.5
Prince Edward Island	**	36.0	20.2	43.8
Nova Scotia	12.8	9.0	4.9	73.2
New Brunswick	17.9	**	39.1	42.9
Atlantic Region	5.5	7.5	48.7	38.4

¹ % is based on those spaces where the rent is known.

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care).

2.4 Proportion (%) of Structures where Select Services are Available¹
by Structure Size
Atlantic Region

Province	Meals				On-Site Medical Services	On-Site Nursing Services ²	24-hour call bell	Pharmacy
	Optional	# included in rent						
		1	2	3				
Newfoundland and Labrador	0.0	1.4	0.0	98.6	34.8 a	14.5 a	84.1	4.3
10 - 49	0.0	0.0	0.0	100.0	30.3 a	12.1 a	72.7	6.1
50 - 89	0.0	0.0	0.0	100.0	35.7 a	14.3 a	92.9	3.6
90 or more	0.0	12.5	0.0	87.5	50.0 a	25.0 a	100.0	0.0
Prince Edward island	0.0	0.0	3.6	96.4	67.9 a	53.6 a	100.0	3.6
10 - 49	0.0	0.0	5.3	94.7	63.2 a	42.1 a	100.0	0.0
50 - 89	0.0	0.0	0.0	100.0	66.7 a	66.7 a	100.0	16.7
90 or more	**	**	**	**	**	**	**	**
Nova Scotia	0.0	13.5	29.7	56.8	64.9 a	27.0 a	91.9	10.8
10 - 49	0.0	12.0	24.0	64.0	56.0 a	24.0 a	88.0	12.0
50 - 89	0.0	14.3	42.9	42.9	85.7 a	14.3 a	100.0	0.0
90 or more	0.0	20.0	40.0	40.0	80.0 a	60.0 a	100.0	20.0
New Brunswick	**	0.0	**	87.8	59.4 a	**	91.7	**
10 - 49	0.0	0.0	0.0	100.0	56.9 a	**	92.3	0.0
50 - 89	**	**	**	**	**	**	**	**
90 or more	**	**	**	**	84.8 a	84.8 a	84.8	**
Atlantic Region	1.3	3.5	8.4	86.8	52.0 a	27.8 a	90.0	5.4
10 - 49	0.0	2.9	6.8	90.3	49.3 a	21.7 a	86.4	4.9
50 - 89	**	2.3	9.0	86.0	47.3 a	25.2 a	95.5	4.5
90 or more	4.4	8.8	14.2	72.6	73.5 a	60.2 a	95.6	**

¹ Services are considered to be included in rent for a structure if the majority of all spaces have the service included in the rent.² On-site nursing services include RN, RPN or LPN

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** : Suppressed for confidentiality/statistical reliability - : A zero count or no Universe

2.5 Proportion (%) of Structures with Access to Selected Amenities¹
by Structure Size
Atlantic Region

Province	Transportation Services	Swimming Pool	Hot Tub - Spa	Movie Theatre	Exercise Facilities	Internet
Newfoundland and Labrador	88.4	0.0	4.3	11.6	26.1	78.3
10 - 49	87.9	0.0	9.1	9.1	15.2	69.7
50 - 89	85.7	0.0	0.0	7.1	32.1	89.3
90 or more	100.0	0.0	0.0	37.5	50.0	75.0
Prince Edward island	64.3	0.0	0.0	10.7	32.1	89.3
10 - 49	73.7	0.0	0.0	15.8	15.8	84.2
50 - 89	50.0	0.0	0.0	0.0	50.0	100.0
90 or more	0.0	0.0	0.0	0.0	0.0	0.0
Nova Scotia	73.0	0.0	2.7	18.9	40.5	97.3
10 - 49	68.0	0.0	4.0	8.0	24.0	96.0
50 - 89	71.4	0.0	0.0	0.0	57.1	100.0
90 or more	100.0	0.0	0.0	100.0	100.0	100.0
New Brunswick	70.6	0.0	0.0	59.4	0.0	85.0
10 - 49	72.3	0.0	0.0	47.7	20.8	79.2
50 - 89	0.0	0.0	0.0	0.0	0.0	0.0
90 or more	84.8	0.0	0.0	84.8	100.0	100.0
Atlantic Region	77.3	1.3	3.6	23.2	33.8	85.6
10 - 49	76.5	0.0	3.9	19.8	18.8	81.2
50 - 89	74.3	2.3	2.3	12.2	43.7	93.2
90 or more	86.7	0.0	0.0	60.2	82.3	91.2

¹ Services are considered to be included in rent for a structure if the majority of all spaces have the service included in the rent.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

0.0 : Suppressed for confidentiality/statistical reliability

- : A zero count or no Universe

3.1 Average Rent (\$) of Standard Spaces by Unit Type Atlantic Region

Province	Ward/Semi-Private		Bachelor		One Bedroom		Two Bedroom		Total	
	2015	2016	2015	2016	2015	2016	2015	2016	2015	2016
Newfoundland and Labrador	2,192	2,216	**	2,455	2,304	2,589	**	**	2,312	2,403
Prince Edward Island	2,063	2,248	**	2,790	1,833	2,825	**	**	2,021	2,649
Nova Scotia	**	3,249	2,796	2,832	2,835	2,929	3,617	2,626	2,891	2,867
New Brunswick	2,604	3,216	1,834	2,238	1,756	2,226	**	**	1,750	2,325
Atlantic Region	2,291	2,264	2,542	2,620	2,191	2,613	2,376	2,860	2,269	2,523

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care).

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** : Suppressed for confidentiality/statistical reliability - : A zero count or no Universe

Methodology

Canada Mortgage and Housing Corporation conducts the Seniors' Housing Survey in February and March. This annual survey became national in scope in 2009, covering all centres in each of the ten provinces. Both private and non-profit residences are included in the survey universe.

To be eligible for inclusion in the survey results, a residence must:

- ✓ have at least one unit that is not subsidized (in the Atlantic provinces, Quebec and Ontario);
- ✓ have been in operation for at least one year (for example, it must have started operation before January 2015 to be included in the 2016 survey);
- ✓ have at least 10 rental units (in Quebec, Ontario and the Prairies) or 5 rental units (in the Atlantic provinces and B.C.);
- ✓ offer an on-site meal plan;
- ✓ not mandate high levels of health care (defined as 1.5 hours or more of care per day) to all of its residents; nursing homes and long-term care homes are examples of residences that were not included in the survey;
- ✓ offer rental units; life lease units and owner-occupied units are excluded from this survey; and
- ✓ have at least 50 per cent of its residents who are 65 years of age or older.

The Seniors' Housing Survey is a census and not a sample survey; therefore, all seniors' residences in Canada meeting these criteria are to be part of this survey. The survey universe in Quebec may include private residences that do not meet the conditions for obtaining a certificate of compliance.

Survey data were obtained through a combination of telephone interviews and fax and e-mail responses. Information was obtained from the residence owner, manager or administrator. Survey results reflect market conditions at the time of the survey. Survey results have been weighted to adjust for non-responses, in order to ensure that they are reflective of the universe. The level of statistical reliability is noted in the data tables. For more information on the reliability of the data, please click [here](#).

All statistics published, excluding information on new market supply, include only those residences that have been in operation for at least one year.

Definitions

Space: A space is a residential area that is rented out. Examples of spaces include one half of a semi-private unit, a private or bachelor unit, a one-bedroom unit and a two-bedroom unit. In most cases, a space is the same as a unit. The exception is the case where a unit has been divided to rent to multiple residents. Semi-private and ward units are an example of this. Unless otherwise indicated, data for spaces are for all unit types.

Standard space: A space where the resident does not receive high-level care (that is, the resident receives less than 1.5 hours of care per day) or is not required to pay an extra amount to receive high-level care. Regional terms for this type of space may vary across the country.

Heavy care space: A space where the resident is paying an extra amount to receive high-level care (1.5 hours or more of care per day). Examples of conditions that could require high-level care include Alzheimer's, dementia and reduced mobility.

Respite space: A space used to provide temporary accommodation for a senior who normally lives in another place and not at the residence.

Non-market or subsidy space: A space where the rent received for the unit is less than market rent or where the resident occupying the unit is subsidized.

Rent: The actual amount a resident pays per month for his or her accommodation space and all mandatory services. For vacant spaces, the rent is the amount the owner is asking for the space.

Vacancy: A space is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Capture rate: The main age group living in seniors' residences are persons aged 75 years and older. Capture rate in a centre is the ratio of the total number of residents living in the survey universe divided by its estimated 75+ population, expressed as a percentage.

Acknowledgement

The Seniors' Housing Survey could not have been conducted without the co-operation of the residence owners and their staff. CMHC acknowledges their time and assistance in providing accurate information. As a result of their contribution, CMHC is able to provide data and analysis that benefits the entire industry.

Confidentiality

All information provide through this survey is kept strictly confidential and only used by CMHC to generate statistics and data sets that do not allow for the identification of individuals, households, businesses or buildings.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for almost 70 years.

CMHC helps Canadians meet their housing needs. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer objective housing research and information to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on [Twitter](#), [LinkedIn](#), [Facebook](#) and [YouTube](#).

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2016 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the [CMHC Copyright request form](#) and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation
to view, download or subscribe.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –**
Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –**
Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL

The housing data you want, the way you want it

Information in one
central location.

Quick and
easy access.

Neighbourhood
level data.

cmhc.ca/hmportal